

MEMORANDUM

DATE: May 17, 2022

TO: Honorable Mayor and City Commissioners

VIA: James Slaton, City Manager

FROM: Jasmine Khammany, Senior Planner
Mark J. Bennett, Development Services Director

SUBJECT: Ordinance D2022-11 Future Land Use Amendment for 10.02 acres of land north of Linda Street and east of Tangelo Street
PID 283018-000000-011030

Public Hearing – Notice Requirements have been met

SYNOPSIS: *Shelton T. Rice, authorized agent for owner, requests approval of City Commission to amend the Future Land Use Map of the Comprehensive Plan on approximately 10.02 acres of land.*

RECOMMENDATION

Approval at first reading, and adoption at second reading, following a public hearing to re-assign to re-assign the following land use designation, as recommended by the Planning and Zoning Board at a regular meeting on April 26, 2022:

Current Land Use: Polk County Residential Suburban (RS)
Proposed Land Use: LDR

BACKGROUND

The subject property is located north of Linda Street and east of Tangelo Street. This parcel is adjacent to city limits on its western boundary and is located approximately one mile south of Walmart.

The owners petitioned annexation into the corporate city limits of Lake Wales on March 19, 2022 and have requested that the annexation, land use amendment, and zoning amendment be presented together.

There are no immediate development plans for this parcel. However, if development is contemplated for this property, the developer or owner would be required to engage in conversations with the City to discuss development processes.

A Land Use designation of LDR is appropriate with existing land use to the west and compatible with the existing county development to the south.

CODE REFERENCES AND REVIEW CRITERIA

The City Commission assigns future Land Use designations by ordinances upon a recommendation from the Planning & Zoning Board. The adopted ordinance is transmitted to the state's Department of Economic Opportunity (DEO) for review. The DEO reviews the designations as appropriate with reference to the City's Comprehensive Plan.

FISCAL IMPACT

Re-assignment would enable the development of this property and the potential increase in property value.

ATTACHMENTS

Ordinance D2022-11 with Attachment A